



PLANNING COMMISSION AGENDA
PLANNING COMMISSION MEETING OF: MAY 8, 2003

CALL TO ORDER: COMMISSIONERS' BRIEFING, 5:47 P.M. in Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada

ATTENDANCE:

PRESENT: CHAIRMAN RICHARD TRUESDELL, VICE CHAIRMAN STEPHEN QUINN, MEMBERS STEVEN EVANS, LAURA McSWAIN AND TODD NIGRO

EXCUSED: COMMISSIONERS CRAIG GALATI and BYRON GOYNES

STAFF PRESENT: ROBERT GENZER - PLANNING & DEVELOPMENT DEPT., MARGO WHEELER - PLANNING & DEVELOPMENT DEPT., DAVID CLAPSADDLE – PLANNING & DEVELOPMENT DEPT., GARY LEOBOLD – PLANNING & DEVELOPMENT DEPT., BART ANDERSON - PUBLIC WORKS, YONGYAO LOU - PUBLIC WORKS, BRYAN SCOTT – CITY ATTORNEY'S OFFICE, ANGELA CROLLI – CITY CLERK'S OFFICE, DEENY ARAUJO – CITY CLERK'S OFFICE

MINUTES:

CHAIRMAN TRUESDELL called the Briefing to order at 5:47 P.M.

DAVID CLAPSADDLE, Planning and Development Department, explained that Item 5 [VAR-1749, Item 6 [SUP-1748], Item 7 [VAR-1885] and Item 8 [SUP-1887]:will be Withdrawn Without Prejudice, the last two items are no longer required.

Regarding Item 9 [SDR-1769], MR. CLAPSADDLE stated that the applicant will be requesting a two-week abeyance.

On Item 12 [VAC-0074], the applicant has submitted a letter requesting this item be held to the 6/12/2003 Planning Commission meeting pending the outcome of the Clark County Planning Commission meeting scheduled for 5/6/2003.

MR. CLAPSADDLE stated staff is requesting Item 31 [TXT-2088] be held for two weeks to the 5/22/2003 meeting to prepare additional information.

Staff is recommending Item 4 [TMP-2129] be pulled out of Consent for discussion. BART ANDERSON, Public Works, explained that the developer is proposing private streets that do not conform to the standards. He further explained that the applicant has approached the City Engineer with a request for a deviation from the standards, but to no avail. The City Engineer has let the

City of Las Vegas

applicant know that they must meet the standards. MS. McSWAIN asked for an explanation as to what exactly caused the request to be denied by the City Engineer.



PLANNING COMMISSION MEETING OF MAY 8, 2003
PLANNING AND DEVELOPMENT DEPARTMENT
BRIEFING

MINUTES – Continued:

MR. ANDERSON explained that the standards require a knuckle on the side of the streets which the applicant proposes not to provide because they feel it would affect the size of the lots, the setbacks and will force them to request variances. Because of the way tentative maps have been approved in the past, the City Engineer has taken the stance that all details need to be reviewed and approved first before they are forwarded to the Planning Commission. Relative to the required knuckle, VICE CHAIRMAN QUINN asked whether a crash gate might not suffice. MR. ANDERSON replied that it would be advantageous for the Fire Department, but Public Works looks at other issues particularly on narrow streets with narrow lots. He commented that parking is compromised because it presents a situation that makes maneuvering difficult.

MR. CLAPSADDLE stated that Item 29 [VAC-2133] will be brought forward to be heard with Item 15 [ZON-2131] and Item 16 [SDR-2135]. These items involve the same applicant and property.

Item 10 [RQR-1909] was held in abeyance at the previous meeting to determine whether fees had been paid to the City. Staff checked the records and the payment has been made, so this item will be able to go forward.

MEETING ADJOURNED AT 5:51 P.M.



**PLANNING COMMISSION AGENDA
PLANNING COMMISSION MEETING OF: MAY 8, 2003**

ALL ITEMS ON THIS AGENDA ARE SCHEDULED FOR ACTION UNLESS SPECIFICALLY NOTED OTHERWISE.

THESE PROCEEDINGS ARE BEING PRESENTED LIVE ON KCLV, CABLE CHANNEL 2. THE PLANNING COMMISSION MEETING, AS WELL AS ALL OTHER KCLV PROGRAMMING, CAN BE VIEWED ON THE CITY'S WEBSITE AT www.ci.las-vegas.nv.us. THE PROCEEDINGS WILL BE REBROADCAST ON KCLV CHANNEL 2 AND THE WEB SATURDAY AT 10:00 AM, THE FOLLOWING TUESDAY AT MIDNIGHT AND 9:00 AM AND THURSDAY AT 6:00 PM.

PLEDGE OF ALLEGIANCE was led by CHAIRMAN TRUESDELL.

CALL TO ORDER: 6:00 P.M. in Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada

ANNOUNCEMENT RE: COMPLIANCE WITH OPEN MEETING LAW

MINUTES:

PRESENT: CHAIRMAN RICHARD TRUESDELL, VICE CHAIRMAN STEPHEN QUINN, COMMISSIONERS STEVEN EVANS, LAURA McSWAIN AND TODD NIGRO

EXCUSED: COMMISSIONERS CRAIG GALATI and BYRON GOYNES

STAFF PRESENT: ROBERT GENZER – PLANNING & DEVELOPMENT DEPT., MARGO WHEELER, - PLANNING & DEVELOPMENT DEPT., DAVID CLAPSADDLE - PLANNING & DEVELOPMENT DEPT., GARY LEOBOLD – PLANNING & DEVELOPMENT DEPT., BART ANDERSON – PUBLIC WORKS DEPT., YONGYAO LOU - PUBLIC WORKS DEPT, BRYAN SCOTT – CITY ATTORNEY'S OFFICE, ANGELA CROLLI – CITY CLERK'S OFFICE, AND DEENY ARAUJO – CITY CLERK'S OFFICE

(6:00)



**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: MAY 8, 2003**

SUBJECT:

Approval of the minutes of the April 10, 2003 Planning Commission Meeting

MOTION:

QUINN - APPROVED - UNANIMOUS with GALATI and GOYNES excused

MINUTES:

There was no discussion

(6:01)

1-32



**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: MAY 8, 2003**

CHAIRMAN TRUESDELL announced the subdivision items could be appealed by the applicant or aggrieved person or a review requested by a member of the City Council.

ACTIONS:

ALL ACTIONS ON TENTATIVE AND FINAL SUBDIVISION MAPS ARE FINAL UNLESS AN APPEAL IS FILED BY THE APPLICANT OR AN AGGRIEVED PERSON, OR A REVIEW IS REQUESTED BY A MEMBER OF THE CITY COUNCIL WITHIN SEVEN DAYS OF THE DATE NOTICE IS SENT TO THE APPLICANT. UNLESS OTHERWISE INDICATED DURING THE MEETING, ALL OTHER ACTIONS BY THE PLANNING COMMISSION ARE RECOMMENDATIONS TO THE CITY COUNCIL, IN WHICH CASE ALL FINAL DECISIONS, CONDITIONS, STIPULATIONS OR LIMITATIONS ARE MADE BY THE CITY COUNCIL.

CHAIRMAN TRUESDELL read the statement on the order of the items and the time limitations on persons wishing to be heard on an item.

ANY ITEM LISTED IN THIS AGENDA MAY BE TAKEN OUT OF ORDER IF SO REQUESTED BY THE APPLICANT, STAFF, OR A MEMBER OF THE PLANNING COMMISSION. THE PLANNING COMMISSION MAY IMPOSE TIME LIMITATIONS, AS NECESSARY, ON THOSE PERSONS WISHING TO BE HEARD ON ANY AGENDAED ITEM.



AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: MAY 8, 2003

CHAIRMAN TRUESDELL noted the Rules of Conduct.

PLANNING COMMISSION MEETING RULES OF CONDUCT.

1. Staff will present each item to the Commission in order as shown on the agenda, along with a recommendation and suggested conditions of approval, if appropriate.
2. The applicant is asked to be at the public microphone during the staff presentation. When the staff presentation is complete, the applicant should state his name and address, and indicate whether or not he accepts staff's conditions of approval.
3. If areas of concern are known in advance, or if the applicant does not accept staff's conditions, the applicant or his representative is invited to make a brief presentation of his item with emphasis on any items of concern.
4. Persons other than the applicant who support the request are invited to make brief statements after the applicant. If more than one supporter is present, comments should not be repetitive. A representative is welcome to speak and indicate that he speaks for others in the audience who share his view.
5. Objectors to the item will be heard after the applicant and any other supporters. All who wish to speak will be heard, but in the interest of time it is suggested that representatives be selected who can summarize the views of any groups of interested parties.
6. After all objectors' input has been received, the applicant will be invited to respond to any new issues raised.
7. Following the applicant's response, the public hearing will be closed; Commissioners will discuss the item amongst themselves, ask any questions they feel are appropriate, and proceed to a motion and decision on the matter.
8. Letters, petitions, photographs and other submissions to the Commission will be retained for the record. Large maps, models and other materials may be displayed to the Commission from the microphone area, but need not be handed in for the record unless requested by the Commission.

As a courtesy, we would also ask those not speaking to be seated and not interrupt the speaker or the Commission. We appreciate your courtesy and hope you will help us make your visit with the Commission a good and fair experience.

City of Las Vegas

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: MAY 8 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

TMP-2119 - BEAZER @ GRAND TETON VILLAGE UNIT 1 - BEAZER HOMES HOLDING CORPORATION - Request for a Tentative Map for a 192-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 28.42 acres adjacent to the south side of Grand Teton Drive, approximately 700 feet east of Hualapai Way (APN: 125-18-101-004, 006, and 007), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to PD (Planned Development) Zone, Ward 6 (Mack).

P.C. FINAL ACTION

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

QUINN - APPROVED Items 1-3 subject to conditions – **UNANIMOUS** with McSWAIN abstaining on Item 1 as her firm has a contract with Beazer Homes and GALATI and GOYNES excused

This is final action.

MINUTES:

CHAIRMAN TRUESDELL stated this is a Consent item.

(6:11 – 6:13)

PLANNING COMMISSION MEETING OF MAY 8, 2003
Planning and Development Department
Item 1 – TMP-2119

CONDITIONS:

Planning and Development

1. Approval of the Tentative Map shall be for no more than two (2) years. If a Final Map is not recorded on all or a portion of the area embraced by the Tentative Map within two (2) years of the approval of the Tentative Map, a new Tentative Map must be filed.
2. All development shall conform to the Conditions of Approval for Site Development Plan Review (SDR-1418) and the Grand Teton Village Master Development Plan and Design Standards.
3. A 20 foot wide Multi-use Non-equestrian trail shall be provided along the south side of Grand Teton Drive, and a 20 foot wide Equestrian trail shall be provided along the east side of Hualapai Way. The trails shall be in conformance with the Interlocal Agreement Joint Parks and Trails Plan and the Grand Teton Village Master Development Plan.
4. General Plan Amendment to amend the trail alignment shall be approved prior to the submittal for a Final Map Technical Review for this development.
5. Street names must be provided in accordance with the City's Street Naming Regulations.
6. All development is subject to the conditions of City Departments and State Subdivision Statutes.
7. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.

Public Works

8. Extend public sewer in Grand Teton Drive to the west edge of this development to a location, depth and alignment acceptable to the City Engineer. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits. Improvement Drawings submitted to the City for review shall not be approved for construction until all required public sewer easements necessary to connect this site to the existing public sewer system have been granted to the City.

9. Obtain an Encroachment Agreement for all landscaping and private improvements in the Hualapai Way and Grand Teton Drive public rights-of-way adjacent to this site.

PLANNING COMMISSION MEETING OF MAY 8, 2003
Planning and Development Department
Item 1 – TMP-2119

CONDITIONS - Continued:

10. Site development to comply with all applicable conditions of approval for ZON-1923, Z-0014-02, SDR-1418, SDR-1924 and all other subsequent site-related actions.
11. The approval of all Public Works related improvements shown on this Tentative Map is in concept only. Specific design and construction details relating to size, type and/or alignment of public improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to approval of the construction plans by the City. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the recordation of a Final Map or the approval of subdivision-related construction plans, whichever may occur first.
12. A non-standard knuckle at Horizon Glen Avenue & Jade Stone Street, as per the plan submitted to and approved by the City Engineer, is hereby approved as a Deviation From Standards and may be incorporated into the construction drawings and Final Map.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: MAY 8, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

TMP-2126 - ESCALA - THE HOWARD HUGHES CORPORATION ON BEHALF OF PULTE HOMES - Request for a Tentative Map FOR A 106-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 18.9 acres adjacent to the east side of Desert Moon Road, approximately 270 feet south of Paseo Mist Drive (APN: 137-34-714-003), P-C (Planned Community) Zone, Ward 2 (L. B. McDonald).

P.C. FINAL ACTION

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

QUINN - APPROVED Items 1-3 subject to conditions Amending Condition 6 of Item 2 [TMP-2126] as follows:

6. Dedicate or obtain dedication *or easement rights* for the full width of the proposed entrance street, Escala Avenue, and construct the full width of the entry area concurrent with development of this site.
– UNANIMOUS with TRUESDELL abstaining as he is currently in discussion with the Howard Hughes Corporation and GALATI and GOYNES excused

This is final action.

MINUTES:

CHAIRMAN TRUESDELL stated this is a Consent item.

PLANNING COMMISSION MEETING OF MAY 8, 2003
Planning and Development Department
Item 2 – TMP-2126

MINUTES – Continued:

TERRY LIKOVICH, Stantech Consulting, requested that a revision to Condition 6 regarding the easement rights be read into the record. BART ANDERSON, Public Works Department, stated the applicant proposes to add easements in lieu of rights-of-way and that is acceptable.

(6:11 – 6:13)

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CONDITIONS:

Planning and Development

1. Approval of the Tentative Map shall be for no more than two (2) years. If a Final Map is not recorded on all or a portion of the area embraced by the Tentative Map within two (2) years of the approval of the Tentative Map, a new Tentative Map must be filed.
2. All development shall conform to the Conditions of Approval for Master Development Plan Review (SV-0018-01) and the P-C (Planned Community) Zoning Plan Development Standards.
3. Street names must be provided in accordance with the City's Street Naming Regulations.
4. All development is subject to the conditions of City Departments and State Subdivision Statutes.
5. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.

Public Works

6. Dedicate or obtain dedication of the full width of the proposed entrance street, Escala Avenue, and construct the full width of the entry area concurrent with development of this site.
7. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits as required by the Department of Public Works. Improvement Drawings submitted to the City for review shall not be approved for construction until all required public sewer easements necessary to connect this site to the existing public sewer system have been granted to the City.

PLANNING COMMISSION MEETING OF MAY 8, 2003
Planning and Development Department
Item 2 – TMP-2126

CONDITIONS - Continued:

8. A Master Streetlight Plan of public street lights for the overall subdivision shall be approved prior to the submittal of any construction drawings for this site.
9. A Homeowner's Association shall be established to maintain all perimeter walls, private roadways, landscaping and common areas created with this development. All landscaping shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
10. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, or the recordation of a Map subdividing this site, whichever may occur first, if allowed by the City Engineer.
11. Site development to comply with all applicable Summerlin Development and Improvement Standards.
12. Site development to comply with all applicable conditions of approval for Summerlin Village 23A and all other site-related actions.
13. The approval of all Public Works related improvements shown on this Tentative Map is in concept only. Specific design and construction details relating to size, type and/or alignment of public improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to approval of the construction plans by the City. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the recordation of a Final Map or the approval of subdivision-related construction plans, whichever may occur first.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: MAY 8, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

TMP-2128 - TERRASANO - EL DURANGO, LIMITED LIABILITY COMPANY ON BEHALF OF KIMBALL HILL HOMES - Request for a Tentative Map FOR A 91-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 15.3 acres adjacent to the northeast corner of Grand Canyon Drive and Farm Road (APN: 125-18-601-006, 007, 008 and a portion of 125-18-601-001), U (Undeveloped) Zone [L (Low Density Residential) General Plan Designation] under Resolution of Intent to R-PD6 (Residential Planned Development - 6 Units per Acre), Ward 6 (Mack).

P.C. FINAL ACTION

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

QUINN - APPROVED Items 1-3 subject to conditions – **UNANIMOUS GALATI and GOYNES excused**

This is final action.

MINUTES:

CHAIRMAN TRUESDELL stated this is a Consent item.

(6:11 – 6:13)

PLANNING COMMISSION MEETING OF MAY 8, 2003
Planning and Development Department
Item 3 – TMP-2128

CONDITIONS:

Planning and Development

1. Approval of the Tentative Map shall be for no more than two (2) years. If a Final Map is not recorded on all or a portion of the area embraced by the Tentative Map within two (2) years of the approval of the Tentative Map, a new Tentative Map must be filed.
2. All development shall conform to the Conditions of Approval for Site Development Plan Review (SDR-1762).
3. Street names must be provided in accordance with the City's Street Naming Regulations.
4. All development is subject to the conditions of City Departments and State Subdivision Statutes.
5. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.

Public Works

6. All rights-of-way in conflict with this site shall be vacated prior to the recordation of a Final Map for this site.
7. A Deviation From Standards for non-standard knuckles is hereby granted allowing the use of a modified design at the intersections of Seattle Slew Avenue & War Admiral Street, Seattle Slew Avenue & Riva Ridge Street, and Affirmed Avenue & Riva Ridge Street as presented on the Tentative Map accepted by the Department of Public Works for this site.
8. Site development to comply with all applicable conditions of approval for ZON-1761, SDR-1762, and all other site-related actions.
9. The approval of all Public Works related improvements shown on this Tentative Map is in concept only. Specific design and construction details relating to size, type and/or alignment of public improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to approval of the construction plans by the City. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the recordation of a Final Map or the approval of subdivision-related construction plans, whichever may occur first.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: MAY 8, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

TMP-2129 - LA VENTINA - LA VENTINA, LIMITED LIABILITY COMPANY ON BEHALF OF AMERICAN PREMIERE HOMES - Request for a Tentative Map FOR A 130-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 38.2 acres adjacent to the northeast corner of Jones Boulevard and Gilbert Lane (APN: 125-01-301-001, 002, and 007), R-E (Residence Estates) Zone under Resolution of Intent to R-PD3 (Residential Planned Development - 3 Units per Acre), Ward 6 (Mack).

P.C. FINAL ACTION

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

NIGRO - APPROVED subject to conditions – UNANIMOUS with GALATI and GOYNES excused

To be heard by the City Council on 6/4/03

NOTE: COMMISSIONER NIGRO disclosed that ATTORNEY GRONAUER'S firm represented him on a zoning item in Henderson and is no longer doing so, so he would be voting on this item.

MINUTES:

CHAIRMAN TRUESDELL stated this is a Consent item.

ATTORNEY BOB GRONAUER, 3800 Howard Hughes Parkway, appeared on behalf of the applicant understood that there is an outstanding issue relating to the design of the knuckles of this development.

PLANNING COMMISSION MEETING OF MAY 8, 2003
Planning and Development Department
Item 4 – TMP-2129

MINUTES – Continued:

ATTORNEY GRONAUER explained that a number of neighborhood meetings were held. During the GPA and Zoning process, he stated that the developer worked with the neighbors and as a result, agreed to a number of conditions to ensure compatibility with the surrounding area. He debated that had the applicant not met with the residents more than likely the tentative map would not have been delayed and the issue of the knuckles would not have surfaced. He referred to staff's apprehension as an eleventh hour concern. He did a recap of going before the Planning Commission and the City Council with the site development plan review and the zone change on the property and obtaining approval by both boards as designed. ATTORNEY GRONAUER held examples of similar projects and offered to submit them for review.

BART ANDERSON, Public Works Department, responded to the applicant's remarks and VICE CHAIRMAN QUINN'S query regarding which lots are affected. He explained that according to City Standards any turn of or close to 90 degrees is affected. He went on to explain the course of action each applicant must abide by and the requirement for the tentative map to be approved by the City Engineer. MR. ANDERSON specified that the approval of the map is in concept only requiring all deviations and geometric design issues to be reviewed by the City Engineer for approval. MR. ANDERSON agreed that it is unfortunate with this particular case considering the length of time spent meeting with staff and meeting with the neighbors. He stated emphatically that PublicWorks' position is to require the applicant to comply with the standards.

COMMISSIONER McSWAIN questioned whether the applicant's engineers should have known of the requirements. ATTORNEY GRONAUER replied affirmatively, but challenged that issues such as this should be addressed in the beginning stages and stated further that now staff is trying to enforce procedures for deviations of this kind that formerly was routinely granted. COMMISSIONER McSWAIN did not agree with the comments, stating the responsibility lies with the applicant, whether it be making the necessary requests for variances if there are any deviations or knowing just what the City requirements are.

VICE CHAIRMAN QUINN questioned how much additional footage would be required and which lots would be impacted by constructing the knuckles. CHAIRMAN TRUESDELL agreed that this application has been hindered by a number of delays but he had no intention to compromise any standards. COMMISSIONER NIGRO commented that he does not view the circumstances as a huge safety issue but he agrees with Public Works stance and further stated that the development community need be aware that this issue will be carried through from the start of the process to the end. ATTORNEY GRONAUER acknowledged those comments.

(6:13 – 6:31)

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PLANNING COMMISSION MEETING OF MAY 8, 2003
Planning and Development Department
Item 4 – TMP-2129

CONDITIONS:

Planning and Development

1. Approval of the Tentative Map shall be for no more than two (2) years. If a Final Map is not recorded on all or a portion of the area embraced by the Tentative Map within two (2) years of the approval of the Tentative Map, a new Tentative Map must be filed.
2. All development shall conform to the Conditions of Approval for Site Development Plan Review (SDR-1421).
3. Prior to submittal for a Final Map Technical Review or for review of Civil Improvement plans, whichever occurs first, a revised Tentative Map depicting a twenty-foot (20') wide non-equestrian trail adjacent to the Moccasin Road frontage, consisting of fifteen feet (15') on the subject property and five feet (5') of the adjacent right-of-way as required by the 2020 Master Plan Transportation Trails Element, shall be approved by the Planning and Development Department and Public Works Department staff.
4. Street names must be provided in accordance with the City's Street Naming Regulations.
5. All development is subject to the conditions of City Departments and State Subdivision statutes.
6. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.

Public Works

7. Site development to comply with all applicable conditions of approval for ZON-1426, SDR-1421, and all other subsequent site-related actions.
8. The approval of all Public Works related improvements shown on this Tentative Map is in concept only. Specific design and construction details relating to size, type and/or alignment of public improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to approval of the construction plans by the City. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the recordation of a Final Map or the approval of subdivision-related construction plans, whichever may occur first.
9. This Tentative Map shall be forwarded to City Council for final determination of the acceptance of the Deviations from City Standards requested by this Tentative Map.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: MAY 8, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

ABEYANCE - VAR-1749 - DONALD BRADY ON BEHALF OF LAMAR OUTDOOR ADVERTISING - Request for a Variance TO ALLOW A 75-FOOT TALL OFF-PREMISE ADVERTISING (BILLBOARD) SIGN WHERE 50 FEET IS THE MAXIMUM HEIGHT PERMITTED at 2600 Westwood Drive (APN: 162-09-110-005), M (Industrial) Zone, Ward 1 (M. McDonald).

WITHDRAWN WITHOUT PREJUDICE

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

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APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

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RECOMMENDATION:

Staff recommends WITHDRAWAL WITHOUT PREJUDICE

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

QUINN – WITHDRAWN WITHOUT PREJUDICE – UNANIMOUS with GALATI and GOYNES excused

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development Department, stated the applicant submitted a letter requesting Item 5 [VAR-1749] and Item 6 [SUP-1748] be Withdrawn Without Prejudice.

SCOTT NAFTZGER, 1863 Helm Drive, appearing on behalf of the applicant, concurred with the Withdrawal

No one appeared in opposition.

There was no further discussion.

PLANNING COMMISSION MEETING OF MAY 8, 2003
Planning and Development Department
Item 5 – VAR-1749

MINUTES – Continued:

CHAIRMAN TRUESDELL declared the Public Hearing closed.

NOTE: All discussion for Item 5 [VAR-1749] and Item 6 [SUP-1748] was held under Item 5 [VAR-1749].

(6:05 – 6:06)

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AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: MAY 8, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

ABEYANCE - SUP-1748 - DONALD BRADY ON BEHALF OF LAMAR OUTDOOR ADVERTISING - Request for a Special Use Permit FOR A PROPOSED 75-FOOT TALL, 14-FOOT BY 48-FOOT, OFF-PREMISE ADVERTISING (BILLBOARD) SIGN at 2600 Westwood Drive (APN: 162-09-110-005), M (Industrial) Zone, Ward 1 (M. McDonald).

WITHDRAWN WITHOUT PREJUDICE

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends WITHDRAWAL WITHOUT PREJUDICE

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

QUINN – WITHDRAWN WITHOUT PREJUDICE – UNANIMOUS with GALATI and GOYNES excused

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

No one appeared in opposition.

There was no discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

NOTE: All discussion for Item 5 [VAR-1749] and Item 6 [SUP-1748] was held under Item 5 [VAR-1749].

(6:05 – 6:06)

1-86

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: MAY 8, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

ABEYANCE - VAR-1885 - THE ASTORIA CORPORATION - Request for a Variance TO ALLOW 5.68 ACRES OF OPEN SPACE WHERE TOWN CENTER DEVELOPMENT STANDARDS REQUIRE 8.13 ACRES for a proposed 493-lot single family development on 47 acres adjacent to the southeast corner of Fort Apache Road and Farm Road (APN: 125-17-301-001), T-C (Town Center) Zone, Ward 6 (Mack).

WITHDRAWN WITHOUT PREJUDICE

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

City Council Meeting

0

RECOMMENDATION:

Staff recommends WITHDRAWAL WITHOUT PREJUDICE

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

QUINN – WITHDRAWN WITHOUT PREJUDICE – UNANIMOUS with McSWAIN abstaining because her firm has a contract with Astoria Homes and GALATI and GOYNES excused

NOTE: COMMISSIONER NIGRO disclosed that ATTORNEY AMICK’S firm represented him on a zoning item in Henderson and that has been concluded, so he would be voting on this item.

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development Department, explained that Item 7 [VAR-1885] and Item 8 [SUP-1887] are no longer required and the applicant has requested they be Withdrawn Without Prejudice. Regarding related Item 9 [SDR-1769], the applicant has requested a two week

abeyance to 5/22/03, at which time the President of Astoria Corporation will be available to attend the hearing.

PLANNING COMMISSION MEETING OF MAY 8, 2003
Planning and Development Department
Item 7 – VAR-1885

MINUTES – Continued:

ATTORNEY TOM AMICK, 3800 Howard Hughes Parkway, appeared on behalf of the applicant and concurred with the Withdrawal of Items 7 and 8 and the abeyance of Item 9.

No one appeared in opposition.

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

NOTE: All discussion for Item 7 [VAR1885], Item 8 [DUP-1887], and Item 9 [SDR-1769] was held under Item 7 [VAR1885].

(6:06 – 6:08)

1-117

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: MAY 8, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

ABEYANCE - SUP-1887 - THE ASTORIA CORPORATION - Request for a Special Use Permit FOR PRIVATE STREETS and a Waiver of the Town Center Development Standards Requirement to gate private streets for a proposed 493-lot single family development on 47 acres adjacent to the southeast corner of Fort Apache Road and Farm Road (APN: 125-17-301-001), T-C (Town Center) Zone, Ward 6 (Mack).

WITHDRAWN WITHOUT PREJUDICE

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends WITHDRAWAL WITHOUT PREJUDICE

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

QUINN – WITHDRAWN WITHOUT PREJUDICE – UNANIMOUS with McSWAIN abstaining because her firm has a contract with Astoria Homes and GALATI and GOYNES excused

NOTE: COMMISSIONER NIGRO disclosed that ATTORNEY AMICK’S firm represented him on a zoning item in Henderson and that has been concluded, so he would be voting on this item.

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

ATTORNEY TOM AMICK, 3800 Howard Hughes Parkway, appeared on behalf of the applicant.

No one appeared in opposition.

PLANNING COMMISSION MEETING OF MAY 8, 2003
Planning and Development Department
Item 8 – SUP-1887

MINUTES – Continued:

There was no discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

NOTE: All discussion for Item 7 [VAR1885], Item 8 [DUP-1887], and Item 9 [SDR-1769] was held under Item 7 [VAR1885].

(6:06 – 6:08)

1-117

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: MAY 8, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

ABEYANCE - SDR-1769 - THE ASTORIA CORPORATION - Request for a Site Development Plan Review; a Waiver of the Town Center Development Standards to amend the street section of Farm Road between Fort Apache Road and the Frontage Road; and a Waiver of the Subdivision Ordinance (Title 18.12.100) requirements to allow 31-foot wide private streets where 37-foot or 39-foot wide streets are the minimums required FOR A PROPOSED 493-LOT SINGLE FAMILY DEVELOPMENT on 47 acres adjacent to the southeast corner of Fort Apache Road and Farm Road (APN: 125-17-301-001), T-C (Town Center) Zone, Ward 6 (Mack).

C.C. 06/04/03

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends DENIAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

QUINN – ABEYANCE to 5/22/2003 Planning Commission meeting – UNANIMOUS with McSWAIN abstaining because her firm has a contract with Astoria Homes and GALATI and GOYNES excused

NOTE: COMMISSIONER NIGRO disclosed that ATTORNEY AMICK'S firm represented him on a zoning item in Henderson and that has been concluded, so he would be voting on this item.

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

ATTORNEY TOM AMICK, 3800 Howard Hughes Parkway, appeared on behalf of the applicant.

PLANNING COMMISSION MEETING OF MAY 8, 2003
Planning and Development Department
Item 9 – SDR-1769

MINUTES – Continued:

No one appeared in opposition.

There was no discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

NOTE: All discussion for Item 7 [VAR1885], Item 8 [DUP-1887], and Item 9 [SDR-1769] was held under Item 7 [VAR1885].

(6:06 – 6:08)

1-117

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: MAY 8, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

ABEYANCE - RQR-1909 - CITY PARKWAY IV A, INC. ON BEHALF OF VIACOM OUTDOOR - Required One Year Review of an approved Variance [V-0046-92(4)] WHICH ALLOWED A 14 FOOT X 48 FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN 690 FEET FROM AN EXISTING OFF-PREMISE ADVERTISING (BILLBOARD) SIGN WHERE 750 FEET IS THE MINIMUM DISTANCE SEPARATION ALLOWED adjacent to the north side of the Oran K. Gragson Highway (U.S. 95), between Bonanza Road and Grand Central Parkway, 150 feet west of the centerline of the Union Pacific Railroad tracks (APN: 139-27-401-031), M (Industrial) Zone, Ward 5 (Weekly).

C.C. 06/04/03

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

McSWAIN – APPROVED subject to conditions – **UNANIMOUS** with **GALATI** and **GOYNES** excused

To be heard by the City Council on 6/4/03

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development Department, explained that this item had been held to determine whether fees had been paid on this piece of property. He confirmed that payment had been made and recommended moving forward on this item.

PLANNING COMMISSION MEETING OF MAY 8, 2003
Planning and Development Department
Item 10 – RQR-1909

MINUTES – Continued:

RYAN ARNOLD, 3225-B South Rainbow Boulevard, represented the applicant. He clarified the issue of fees and the confusion as to where the payment was to be sent. Having read staff's recommendations, he concurred and asked for approval.

CHAIRMAN TRUESDELL asked whether the applicant had an opportunity to see the billboards located on the south end of the parcel and whether the applicant had plans to put up something similar. MR. ARNOLD was not aware of any changes to his client's existing signage. CHAIRMAN TRUESDELL commented that there should be continuity on that 200-acre parcel.

No one appeared in opposition.

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

(6:31 – 6:34)

1-955

CONDITIONS:

Planning and Development

1. This Use shall be reviewed in two (2) years at which time the City Council may require the off-premise sign to be removed. The applicant shall be responsible for notification costs of the review. Failure to pay the City for these costs may result in a requirement that the off-premise advertising (billboard) sign is removed.
2. The existing off-premise advertising (billboard) sign shall be reviewed as part of any Site Development Plan Review application for that parcel it is located on. Conditions may be added for the off-premise advertising (billboard) sign to be removed or redesigned.
3. The off-premise advertising (billboard) sign and its supporting structure shall be properly maintained and kept free of graffiti at all times. Failure to perform the required maintenance may result in fines and/or removal of the off-premise advertising (billboard) sign.
4. All of the supporting structure, where there is graffiti, shall be repainted as required by the Planning and Development Department, within 30 days of final approval by City Council. Failure to perform the required painting may result in fines and/or removal of the off-premise advertising (billboard) sign.

PLANNING COMMISSION MEETING OF MAY 8, 2003
Planning and Development Department
Item 10 – RQR-1909

CONDITIONS – Continued:

5. Only one advertising sign is permitted per sign face.
6. If the existing off-premise advertising sign structure is removed, this Variance / Use Permit shall be expunged and a new off-premise advertising sign structure shall not be erected in the same location unless: (1) a new Special Use Permit is approved for the new structure by the City Council, or (2) the location is in compliance with all applicable standards of Title 19 of the Las Vegas Municipal Code including, but not limited to, distance separation requirements, or (3) a Variance to the applicable standards of Title 19 has been approved for the new structure by the City Council.
7. All City Code requirements and design standards of all City Departments shall be satisfied.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: MAY 8, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

ABEYANCE - SDR-1836 - BERNICE Q.H.HOM REVOCABLE TRUST, ET AL ON BEHALF OF DR HORTON, INC. - Request for a Site Development Plan Review FOR A 102-LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT AND A WAIVER TO ALLOW A SIDEWALK ON ONE SIDE OF THE TOWN CENTER PUBLIC RESIDENTIAL STREET ALONG THE SOUTHERN AND EASTERN PROPERTY LINES WHERE A SIDEWALK IS REQUIRED ON BOTH SIDES on 15.23 acres adjacent to the southeast corner of Elkhorn Road and Campbell Road (APN: 125-20-101-004, 005 and 006), U (Undeveloped) Zone [ML-TC (Medium-Low Density Residential - Town Center) and T-C (Town Center) General Plan Designation] [PROPOSED: T-C (Town Center)], Ward 6 (Mack).

C.C. 06/04/03

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

RECOMMENDATION:

Staff recommends DENIAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

NIGRO – APPROVED subject to conditions and deleting Condition 2 – UNANIMOUS with McSWAIN abstaining because of pending litigation with DR HORTON and GALATI and GOYNES excused

To be heard by the City Council on 6/4/03

NOTE: COMMISSIONER NIGRO disclosed that ATTORNEY GRONAUEER'S firm represented him on a zoning action in Henderson that has since concluded so he would be voting on this item.

PLANNING COMMISSION MEETING OF MAY 8, 2003
Planning and Development Department
Item 11 – SDR-1836

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development Department, explained that the applicant requested withdrawal of the variance for the open space at the previous meeting of the City Council, voiding the site plan that was presented. Staff, however, has a revised site plan showing the correct amount of open space, but there are concerns regarding the Z-lots and cross-access easements. MR. CLAPSADDLE indicated that the applicant is willing to come back with another revised site plan, eliminating the Z-lots and the cross-access easements, conducive with a zero-lot line development. This being accomplished, staff would have no objection working with the applicant prior to going forward to the City Council.

ATTORNEY BOB GRONAUER, 3800 Howard Hughes Parkway, appeared on behalf of the applicant and the property owner. He concurred with MR. CLAPSADDLE'S prior comments and briefly explained that a redesign of the site plan will now encompass the required open space, may reduce some of the lots with respect to the width and length of the lots, yet it will not alter the design. ATTORNEY GRONAUER finalized by saying that the lot lines would be reconfigures to straight lines.

BART ANDERSON, Public Works Department, pointed out that the applicant is requesting a waiver to the sidewalk standards and pointed out that the option is not permitted per Condition 19 unless a waiver is requested and approval of the City Engineer has been obtained. ATTORNEY GRONAUER clarified that the applicant will meet the sidewalk standards.

With the close proximity of the houses to the lot lines, VICE CHAIRMAN QUINN questioned potential issues that might arise. ATTORNEY GRONAUER replied that a disclosure statement would be provided to each property owner with details concerning the cross-access easements. Responding to a request from COMMISSIONER EVANS, COMMISSIONER NIGRO replied that a community that establishes good CC&R'S and disclosures, can eliminate a multitude of problems. He also added that many home buyers are attracted to unique layouts such as this development. CHAIRMAN TRUESDELL added that it is often times difficult to explain easements to potential buyers.

No one appeared in opposition.

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

(6:34 – 6:41)

1-1068

PLANNING COMMISSION MEETING OF MAY 8, 2003
Planning and Development Department
Item 11 – SDR-1836

CONDITIONS:

Planning and Development

1. A Rezoning (ZON-1833) to a T-C (Town Center) Zoning District approved by the City Council for the west ten-acres of this site.
2. A Variance (VAR-1858) to allow a reduction in open space approved by the City Council or the site plan shall be revised to show the required amount of open space.
3. The setbacks for this development shall be a minimum of 15 feet to the front of the house, 18 feet to the front of the garage, 10 feet on the corner side, 5 feet on the side, and 15 feet in the rear. The front setback to the garage is to be measured from the back of the sidewalk where a sidewalk is provided otherwise it will be measured from the back of curb.
4. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
5. The subdivision entry from Campbell Road shall conform to figure 32 and figure 33 of the Town Center Development Standards Manual.
6. All sidewalk patterns and street corners shall conform to the Town Center Development Standards for Special Pavement and Sidewalk Treatments.
7. Residential Public Street Overhead Street lighting shall conform to figure 31 of the Town Center Development Standards.
8. A Primary Arterial Trail, consisting of a 2.5-foot amenity zone and a 5-foot sidewalk, shall be constructed along the Elkhorn Road frontage.
9. Provide a pedestrian access to Elkhorn Road from the interior of the subdivision within the open area at the northeast corner of the development.
10. All development shall be in conformance with the site plan and building elevations, except as amended by conditions herein.
11. The maximum building height allowed shall not exceed 2 stories or 35 feet.

PLANNING COMMISSION MEETING OF MAY 8, 2003
Planning and Development Department
Item 11 – SDR-1836

CONDITIONS - Continued:

12. The landscape plan shall be revised and approved by the Planning and Development Department, prior to the submittal of a Final Map Technical Review to reflect the correct tree selection and spacing as required in the Town Center Development Standards. The plan shall also show tree plantings within the amenity zones along the interior subdivision streets.
13. Air conditioning units shall not be mounted on rooftops.
14. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Title 19.12.050.
15. Any perimeter property line wall shall meet the fence and wall standards of subsection E.A.9 (Figures 28, 28a) of the Town Center Development Standards. Wall heights shall be measured from the side of the wall with the least vertical exposure above the finished grade, unless otherwise stipulated.
16. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner.
17. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
18. All City Code requirements and design standards of all City departments must be satisfied except as amended by conditions herein.

Public Works

19. The public interior streets must be constructed to current Town Center and City of Las Vegas standards including, but not limited to, sidewalks on both sides of the streets, knuckles at “L” intersections, and cul-de-sacs for termination of public streets unless a deviation from standards is approved by the City Engineer. Final dedication requirements will be determined at the time of approval of the Tentative Map.
20. Provide a paved legal access per Clark County Area Standard Drawing #209 to this site prior to occupancy of any units within this development.

PLANNING COMMISSION MEETING OF MAY 8, 2003
Planning and Development Department
Item 11 – SDR-1836

CONDITIONS - Continued:

21. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed driveway access, on site circulation and layout prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222A.
22. A Master Streetlight Plan of public street lights for the entire subdivision shall be submitted to and approved by the Department of Public Works prior to the submittal of construction drawings for this site.
23. Meet with the Fire Protection Engineering Section of the Department of Fire Services prior to submittal of a Tentative Map for this site. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services.
24. Site development to comply with all applicable conditions of approval for ZON-1833 and all other subsequent site-related actions.
25. The final layout of the subdivision shall be determined at the time of approval of the Tentative Map.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: MAY 8, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

ABEYANCE - VAC-0074-02 - PALM MORTUARY, INC. - Petition to vacate Rome Boulevard and Maverick Street generally located west of Jones Boulevard and south of Deer Springs Way, Ward 6 (Mack).

SET DATE: 05/21/03 C.C. 06/04/03

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

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APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

RECOMMENDATION:

Staff recommends DENIAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

QUINN – ABEYANCE to 6/12/2003 Planning Commission meeting – UNANIMOUS with GALATI and GOYNES excused

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development Department, explained that at the 5/6/03 Clark County Planning Commission meeting the portion of the Vacation located in the County was denied. The applicant has requested an abeyance of one month in order to work out the details of that process, then move forward to the City Planning Commission.

BOBBY LEWIS, 3068 East Sunset Road, appeared on behalf of the applicant and requested this item be held to the 6/12/2003 meeting.

No one appeared in opposition.

PLANNING COMMISSION MEETING OF MAY 8, 2003
Planning and Development Department
Item 12 – VAC-0074-02

MINUTES – Continued:

There was no discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

(6:08 – 6:10)

1-197

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: MAY 8, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

ZON-2124 - LARSEN FAMILY TRUST - Request for a Rezoning FROM: R3 (Medium Density Residential) TO: P-R (Professional Office and Parking) on 0.32 acres located on property at 410 and 416 South 7th Street (APN: 139-34-710-030 and 031), PROPOSED USE: OFFICE, Ward 1 (M. McDonald).

C.C.: 06/04/03

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

QUINN- APPROVED subject to conditions – UNANIMOUS with GALATI and GOYNES excused

To be heard by the City Council on 6/4/03

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development Department, briefly discussed the relative P-R zoning in this area and felt the applicant's request to change the zoning is compatible. Regarding the Site Plan, the applicant has requested a number of waivers. Staff agreed with partial waiver of landscaping to the south and the west; however, on the north side of the property, staff believes the landscape standards can be met. Regarding the parking waiver, given the small size of the lot, this request appears to be appropriate. Regarding the waiver of the trash enclosure, as illustrated on the site plan, staff was in compliance. MR. CLAPSADDLE stated that staff would work with the applicant to address other issues.

PLANNING COMMISSION MEETING OF MAY 8, 2003
Planning and Development Department
Item 13 – ZON-2124

MINUTES – Continued:

ATTORNEY ROBERT LARSEN and J. K. LARSEN, 773 Tossa De Mar., representing the Larsen Family Trust felt comfortable with the staff's recommendations and conditions and asked for approval.

ANDRE ROCHET, 408 South 7th Street, was pleased with the proposed use of the adjacent property; however he was concerned about plans to construct a wall between the two properties and whether there would be adequate space for him to get to his garage. On the overhead, he pointed out the proximity of the two lots. ATTORNEY LARSEN stated that there exists a 10-foot setback for both parcels and that would enable MR. ROCHET to gain access to the rear of his property yet allowing him to go forward with his proposed project.

COMMISSIONER McSWAIN asked if there is documentation for a shared driveway. ATTORNEY LARSEN doubted any such agreement existed. COMMISSIONER EVANS asked for clarification that staff had reviewed and determined that there was adequate space. MR. CLAPSADDLE stated staff understood that ingress/egress would be accomplished as presented on the applicant's site plan. DEPUTY CITY ATTORNEY BRYAN SCOTT suggested a survey be conducted to determine the lot lines. CHAIRMAN TRUESDELL expressed that with the improvements upon the property, there would be very little footage for a driveway. ATTORNEY LARSEN clarified that there would be no driveway on his property, only the landscaping as required by Code.

BART ANDERSON, Public Works Department, added that a number of old neighborhoods created driveways next to each other and shared a common curb cut; however, no actual reciprocal agreements were entered into. He confirmed that the applicant would have to remove his portion of the driveway, but there appears to be adequate room for a single car access for MR. ROCHET.

ROBERT GENZER, Director of Planning and Development Department, interjected and recommended this application go forward to the City Council and in the interim, staff would work with the both parties to resolve the access issues even if it calls for reduction of the landscaping requirements.

MR. CLAPSADDLE, responding to CHAIRMAN TRUESDELL, stated that staff feels the waiver for the location of the trash enclosure is appropriate. He explained that it is a waiver that has to be requested in the older areas of the City where it is built out.

MR. LARSEN, on the overhead pointed out that the existing masonry wall is not indicative of the property line. He confirmed that they would be receptive to working out any details with staff.

PLANNING COMMISSION MEETING OF MAY 8, 2003
Planning and Development Department
Item 13 – ZON-2124

MINUTES – Continued:

COMMISSIONER McSWAIN, looking at the Floor Plan and the number of office enclosures, questioned whether there would be adequate parking for everyone working in that building in addition to parking required for clients. ATTORNEY LARSEN expressed that he intends to move his law office to this location and also to sub-lease office space. He also commented that some attorneys will share secretaries and others choose to work on their own without support staff. ATTORNEY LARSEN stated that the family property located adjacent to MR. ROCHET'S property has available parking and additionally there is a City parking lot and metered parking. MR. CLAPSADDLE clarified that the parking provided was appropriate. CHAIRMAN TRUESDELL confirmed that off-street parking makes up for any lack of parking and appreciated COMMISSIONER McSWAIN'S concerns, but felt confident this was a workable project.

Regarding questions by COMMISSIONER EVANS, ATTORNEY LARSEN contended that a small firm might lease a portion of the building, but currently there are no tenants. He did not feel there would be any problems leasing mainly because of the location of the property. Addressing the parking, MARGO WHEELER, Planning Manager, Planning and Development Department, verified that parking was not a problem for the students at the nearby Academy site.

No one appeared in opposition.

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

Subsequent to the motion, CHAIRMAN TRUESDELL asked MR. ROCHET provide his telephone number to staff to discuss any problems prior to this item going forward to City Council.

NOTE: See Item 14 [SDR-2125] for related discussion.

(6:41 – 7:12)

1-1559

CONDITIONS:

Planning and Development

1. Resolution of Intent with a two-year time limit.

PLANNING COMMISSION MEETING OF MAY 8, 2003
Planning and Development Department
Item 13 – ZON-2124

CONDITIONS – Continued:

2. Site Development Plan Review application approved by the Planning Commission and City Council prior to issuance of any permits, any site grading, and all development activity for the site.

Public Works

3. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City Standards concurrent with development of this site.
4. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the submittal of any construction drawings or issuance of any building or grading permits. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine area traffic mitigation contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits for this site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

Alternatively, in lieu of a Traffic Impact Analysis, the applicant may participate in a reasonable alternative mutually acceptable to the applicant and the Department of Public Works.

5. Landscape and maintain all unimproved right-of-way on Seventh Street adjacent to this site as required by the Department of Public Works.
6. Submit an Encroachment Agreement for all private improvements located in the Seventh Street public right-of-way adjacent to this site prior to occupancy of this site as required by the Department of Public Works.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: MAY 8, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

SDR-2125 - LARSEN FAMILY TRUST - Request for a Site Development Plan Review and Waivers of the perimeter landscape requirement, parking standards, and loading zone requirement FOR A 7,804 SQUARE FOOT OFFICE CONVERSION AND ADDITION on 0.32 acres on property located at 410 and 416 South 7th Street (APN: 139-34-710-030 and 031), R-3 (Medium Density Residential) Zone, [PROPOSED: P-R (Professional Office and Parking)], Ward 1 (M. McDonald).

C.C.: 06/04/03

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

QUINN- APPROVED subject to conditions – UNANIMOUS with McSWAIN voting No and GALATI and GOYNES excused

To be heard by the City Council on 6/4/03

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

PLANNING COMMISSION MEETING OF MAY 8, 2003
Planning and Development Department
Item 14 – SDR-2125

MINUTES – Continued:

No one appeared in opposition.

Prior to taking the vote, COMMISSIONER NIGRO asked if would be feasible to require a survey to determine the exact location of the block wall. MR. CLAPSADDLE replied that staff could meet with the applicant and discuss whether a survey would be necessary.

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

NOTE: See Item 13 [ZON-2124] for related discussion.

(6:41 – 7:12)

1-1559

CONDITIONS:

Planning and Development

1. A Rezoning (SDR-2125) to P-R (Professional Office and Parking) Zoning District approved by the City Council.
2. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
3. All development shall be in conformance with the site plan, landscape plan and building elevations, except as amended by conditions herein.
4. The site plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a building permit, to reflect to provide a van accessible handicap space that is located a minimum of 20 feet from the drive aisle entrance from 7th. The van accessible handicap space shall be striped per Title 19 standards (Section 19.10.G3a).
5. The landscape plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a building permit, to provide additional shrubs, four 5-gallon shrubs per tree along 7th Street and to provide landscaping in the north planter adjacent to a residentially-zoned property with 24-inch box trees spaced thirty feet on center.

All trees, shrubs and groundcover in the proposed planters shall be in accordance with the planting and spacing requirements of the Las Vegas Urban Guidelines and Standards.

PLANNING COMMISSION MEETING OF MAY 8, 2003
Planning and Development Department
Item 14 – SDR-2125

CONDITIONS - Continued:

6. The elevations shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a building permit, with additional architectural features, including the continuation of the accent band and ornamental iron on the west elevation, to enhance façade articulation.
7. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner. [Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.]
8. A landscaping plan must be submitted prior to or at the same time application is made for a building permit.
9. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
10. Parking lot lighting standards shall be no more than 15 feet in height and shall utilize ‘shoe-box’ fixtures and downward-directed lights. Wallpack lighting shall utilize ‘shoe-box’ fixtures and downward-directed lights on the proposed building. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
11. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Title 19.12.050.
12. Any newly constructed property line wall shall be a decorative block wall, with at least 20 percent contrasting materials. Wall heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.
13. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.

PLANNING COMMISSION MEETING OF MAY 8, 2003
Planning and Development Department
Item 14 – SDR-2125

CONDITIONS - Continued:

14. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

15. Coordinate with the City Surveyor to determine whether a Reversionary Map to revert the underlying lot lines to acreage is necessary; if such reversionary map is required, it shall record prior to the issuance of any building permits for this site.
16. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed driveway access, on site circulation and parking lot layout prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. Driveways shall be designed, located and constructed to meet the intent of Standard Drawing #222a. Parking spaces located off the public alley shall be set back sufficiently to allow a minimum of 24 feet clearance for vehicle maneuvering.
17. Site development to comply with all applicable conditions of approval for Zoning Reclassification SDR-2125 and all other subsequent site-related actions.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: MAY 8, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: **ROBERT S. GENZER** ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

ZON-2131 - R & S EL CAPITAN, LIMITED LIABILITY COMPANY ON BEHALF OF REAL HOMES BY CENTEX - Request for a Rezoning FROM: U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] TO: R-PD4 (Residential Planned Development - 4 Units per Acre) on 10.08 acres adjacent to the southeast corner of Racel Street and Durango Drive (APN: 125-09-401-001 through 004), PROPOSED: SINGLE FAMILY RESIDENTIAL DEVELOPMENT, Ward 6 (Mack).

C.C.: 06/04/03

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

NIGRO – APPROVED subject to conditions – UNANIMOUS with McSWAIN abstaining because her firm has a contract with Centex and GALATI and GOYNES excused

To be heard by the City Council on 6/4/03

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development Department, summarized each of the applications and stated that the rezoning is appropriate and consistent with the surrounding area and development patterns. Regarding the Site Plan, the applicant has requested no waivers and the request meets the Code requirements. Regarding all three applications, staff has recommended approval.

PLANNING COMMISSION MEETING OF MAY 8, 2003
Planning and Development Department
Item 15 – ZON-2131

MINUTES – Continued:

AUDREY ZACHARY, 6280 Valley View Boulevard, appeared on behalf of the applicant and concurred with staff's recommendations.

No one appeared in opposition.

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

NOTE: All discussion for Item 15 [ZON-2131], Item 16 [SDR-2135], and Item 29 [VAC-2133] was held under Item 15 [ZON-2131].

(7:12 – 7:17)

1-2619

CONDITIONS:

Planning and Development

1. Resolution of Intent with a two-year time limit.
2. Site Development Plan Review application (SDR-2135) approved by the Planning Commission and City Council prior to issuance of any permits, any site grading, and all development activity for the site.

Public Works

3. Dedicate 50 feet of right-of-way adjacent to this site for Durango Drive where such does not exist, 40 feet for Racel Street, and a 25 foot radius on the southeast corner of Durango Drive and Racel Street. This site shall be responsible to dedicate appropriate right-of-way for Butler Street including appropriate radii at Racel Street if the existing portions are not vacated.
4. Construct half-street improvements including appropriate overpaving (if legally able) on Al Carrison Street adjacent to this site and extend 2 lanes of paving northward to Racel Street concurrent with development of this site. Also, construct all incomplete half-street improvements on Racel Street and Durango Drive adjacent to this site concurrent with development of this site. If not vacated construct appropriate improvements to carry Butler Street through this site concurrent with development of this site. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system and construct improvements concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width

concurrent with development of this site.

PLANNING COMMISSION MEETING OF MAY 8, 2003
Planning and Development Department
Item 15 – ZON-2131

CONDITIONS - Continued:

5. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the submittal of any construction drawings or issuance of any building or grading permits. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine area traffic mitigation contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits for this site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

Alternatively, in lieu of a Traffic Impact Analysis, the applicant may participate in a reasonable alternative mutually acceptable to the applicant and the Department of Public Works.

6. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, or the recordation of a Map subdividing this site, whichever may occur first, if allowed by the City Engineer.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: MAY 8, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

SDR-2135 - R & S EL CAPITAN, LIMITED LIABILITY COMPANY, ET AL ON BEHALF OF REAL HOMES BY CENTEX - Request for a Site Development Plan Review FOR A 72-LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT on 16.46 acres adjacent to the southeast corner of Racel Street and Durango Drive (APN: 125-09-401-001 through 004, 007, 011 and 012), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] and R-A (Ranch Acres) under Resolution of Intent to R-PD4 (Residential Planned Development – 4 Units per Acre) and U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation under Resolution of Intent to R-PD4 (Residential Planned Development – 4 Units per Acre)], [PROPOSED: R-PD4 (Residential Planned Development - 4 Units per Acre)], Ward 6 (Mack).

C.C.: 06/04/03

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

NIGRO – APPROVED subject to conditions – UNANIMOUS with McSWAIN abstaining because her firm has a contract with Centex and GALATI and GOYNES excused

To be heard by the City Council on 6/4/03

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

No one appeared in opposition.

PLANNING COMMISSION MEETING OF MAY 8, 2003
Planning and Development Department
Item 16 – SDR-2135

MINUTES – Continued:

There was no discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

NOTE: All discussion for Item 15 [ZON-2131], Item 16 [SDR-2135], and Item 29 [VAC-2133] was held under Item 15 [ZON-2131].

(7:12 – 7:17)

1-2619

CONDITIONS:

Planning and Development

1. A Rezoning [ZON-2131] to an R-PD4 (Residential Planned Development - 4 Units Per Acre) Zoning District approved by the City Council.
2. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
3. All development shall be in conformance with the site plan and building elevations, except as amended by conditions herein.
4. The standards for this development shall include the following: minimum distance between buildings of 10 feet, and building height shall not exceed two stories or 35 feet, whichever is less.
5. The setbacks for this development shall be a minimum of 15 feet to the front of the house, 18 feet to the front of the garage as measured from back of sidewalk or from back of curb if no sidewalk is provided, 5 feet on the side, 10 feet on the corner side, and 15 feet in the rear.
6. A landscaping plan must be submitted prior to or at the same time application is made for a building permit. The plan shall be modified to indicate the placement of a sufficient number of 24-inch box trees along the Racel Street frontage of the site to meet the standards of the Zoning Code.
7. Air conditioning units shall not be mounted on rooftops.

PLANNING COMMISSION MEETING OF MAY 8, 2003
Planning and Development Department
Item 16 – SDR-2135

CONDITIONS – Continued:

8. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Municipal Code Section 19.12.050.
9. Any property line wall shall be a decorative block wall, with at least 20 percent contrasting materials. Wall heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.
10. The applicant shall meet with Flood Control to provide information regarding the depth and velocity of water expected to occur in the channel along the northern side of the 40-foot drainage channel on the south boundary of the site. Based on the outcome of these discussions, a wall may or may not be required along the northern side of the channel to ensure resident safety. If required, the wall shall be constructed of wrought iron with decorative pilasters.
11. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
12. All City Code requirements and design standards of all City departments must be satisfied.
13. The developer shall develop the multi-use transportation trail along the east side of Durango Drive adjacent to the subject site as identified in the Joint Parks and Trails Plan in accordance with the standards of the Transportation Trails Plan.

Public Works

14. A Petition of Vacation, such as VAC-2133, for the purpose of vacating Butler Street in a manner acceptable to the Department of Public Works, must record prior to the recordation of a Final Map for this site. If said vacation is not approved, a new Site Development Plan shall be submitted acknowledging Butler Street within the boundaries of this site.
15. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed driveway access, on site circulation and parking lot layout prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. Gated access driveways, if proposed, shall be designed, located and constructed in accordance with Standard Drawing #222a.

PLANNING COMMISSION MEETING OF MAY 8, 2003
Planning and Development Department
Item 16 – SDR-2135

CONDITIONS – Continued:

16. The proposed access street connecting this subdivision to Durango Drive shall be redesigned to be either opposite from an existing street or be offset a minimum of 220 feet as required by Title 18.12.160.
17. Meet with the Fire Protection Engineering Section of the Department of Fire Services prior to submittal of a Tentative Map for this site. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services.
18. A Master Streetlight Plan of public street lights for the entire subdivision shall be submitted to and approved by the Department of Public Works prior to the submittal of construction drawings for this site.
19. A Homeowner's Association shall be established to maintain all perimeter walls, private roadways, landscaping and common areas created with this development. All landscaping shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
20. The final layout of the subdivision shall be determined at the time of approval of the Tentative Map.
21. Site development to comply with all applicable conditions of approval for ZON-2131 and all other subsequent site-related actions.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: MAY 8, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

ZON-2138 - LAS VEGAS HOUSING AUTHORITY ON BEHALF OF COMMUNITY DEVELOPMENT PROGRAMS CENTER OF NEVADA - Request for a Rezoning FROM: R-PD16 (Residential Planned Development - 16 Units per Acre) TO: R-PD19 (Residential Planned Development - 19 Units per Acre) on 12.59 acres at 2701 Searles Avenue (APN: 139-25-101-014 and 015), PROPOSED: 240-UNIT MULTI-FAMILY RESIDENTIAL DEVELOPMENT (SENIOR CITIZENS' HOUSING), Ward 5 (Weekly).

C.C.: 06/04/03

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

QUINN- APPROVED subject to conditions – UNANIMOUS with GALATI and GOYNES excused

To be heard by the City Council on 6/4/03

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

GARY LEOBOLD, Planning and Development Department, summarized both applications. Staff concurred with the rezoning as it is compatible with the surrounding designations; however, to the east of the project there exists a single-family area so the applicant has incorporated design considerations to eliminate any impact on that area. MR. LEOBOLD pointed out a number of revisions to the initial site plan including landscape fingers and relocation of parking to create a larger setback on the east side of

the property. In closing, MR. LEOBOLD stated that the applicant meets the requirements of the zoning code and staff has recommended approval of both applications.

PLANNING COMMISSION MEETING OF MAY 8, 2003
Planning and Development Department
Item 17 – ZON-2138

MINUTES – Continued:

SHARON BULLOCK, representing the Community Development Programs Center of Nevada, concurred with staff's recommendations.

No one appeared in opposition.

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

NOTE: All discussion for Item 17 [ZON-2138] and Item 18 [SDR-2139] was held under Item 17 [ZON-2138].

(7:17 – 7:27)

1-2880

CONDITIONS:

Planning and Development

1. A Resolution of Intent with a two-year time limit.
2. A Site Development Plan Review application (SDR-2139) approved by the Planning Commission and City Council prior to issuance of any permits, any site grading, and all development activity for the site.

Public Works

3. Coordinate with the City Surveyor to determine whether a Reversionary Map is necessary; if such reversionary map is required, it shall record prior to the issuance of any building permits for this site.
4. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City Standards concurrent with development of this site.

PLANNING COMMISSION MEETING OF MAY 8, 2003
Planning and Development Department
Item 17 – ZON-2138

CONDITIONS – Continued:

5. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the submittal of any construction drawings or issuance of any building or grading permits. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine area traffic mitigation contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits for this site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

Alternatively, in lieu of a Traffic Impact Analysis, the applicant may participate in a reasonable alternative mutually acceptable to the applicant and the Department of Public Works.

6. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, or the recordation of a Map subdividing this site, whichever may occur first, if allowed by the City Engineer.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: MAY 8, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

SDR-2139 - LAS VEGAS HOUSING AUTHORITY ON BEHALF OF COMMUNITY DEVELOPMENT PROGRAMS CENTER OF NEVADA - Request for a Site Development Plan Review FOR A 240-UNIT MULTI-FAMILY RESIDENTIAL DEVELOPMENT (SENIOR CITIZENS' HOUSING) on 12.59 acres at 2701 Searles Avenue (APN: 139-25-101-014 and 015), R-PD16 (Residential Planned Development - 16 Units per Acre), [PROPOSED: R-PD19 (Residential Planned Development - 19 Units per Acre)], Ward 5 (Weekly).

C.C.: 06/04/03

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

QUINN- APPROVED subject to conditions – UNANIMOUS with GALATI and GOYNES excused

To be heard by the City Council on 6/4/03

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

No one appeared in opposition.

There was no further discussion.

NOTE: All discussion for Item 17 [ZON-2138] and Item 18 [SDR-2139] was held under Item 17 [ZON-2138].

(7:17 – 7:27)

1-2880

PLANNING COMMISSION MEETING OF MAY 8, 2003
Planning and Development Department
Item 18 – SDR-2139

CONDITIONS:

Planning and Development

1. A Rezoning [ZON-2138] to a R-PD19 (Residential Planned Development - 19 Units per Acre) Zoning District approved by the City Council.
2. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
3. All development shall be in conformance with the site plan and building elevations, except as amended by conditions herein, including placing all trash enclosures more than 50 feet from adjacent residential areas.
4. Prior to the submittal of a building permit, the applicant shall meet with Planning and Development Department staff to develop a comprehensive address plan for the subject site. A copy of the approved address plan shall be submitted with any future building permit applications related to the site.
5. The landscape plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a building permit, to reflect minimum 24-inch box trees planted a maximum of 30 feet on-center and a minimum of four five-gallon shrubs for each tree within provided planters.
6. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner.
7. A landscaping plan must be submitted prior to or at the same time application is made for a building permit.
8. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
9. Parking lot lighting standards shall be no more than 20 feet in height and shall utilize 'shoe-box' fixtures and downward-directed lights. Wallpack lighting shall utilize 'shoe-box' fixtures and downward-directed lights on the proposed building. On-site security lighting shall be directed away from adjacent residential property or be screened, and shall not create fugitive lighting on adjacent properties.

PLANNING COMMISSION MEETING OF MAY 8, 2003
Planning and Development Department
Item 18 – SDR-2139

CONDITIONS - Continued:

10. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Municipal Code Section 19.12.050.
11. Any property line wall shall be a decorative block wall, with at least 20 percent contrasting materials. Wall heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.
12. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
13. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

14. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed driveway access, on site circulation and parking lot layout prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. Gated access driveways, if proposed, shall be designed, located and constructed in accordance with Standard Drawing #222A.
15. Meet with the Fire Protection Engineering Section of the Department of Fire Services prior to the issuance of any building permits for this site. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services.
16. Site development to comply with all applicable conditions of approval for Zoning Reclassification ZON-2138 and all other subsequent site-related actions.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: MAY 8, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

ZON-2123 - JACK AND LAURA SOMMER - Request for a Rezoning FROM: C-1 (Limited Commercial) Zone and U (Undeveloped) Zone [SX-TC (Suburban Mixed Use - Town Center) General Plan Designation] TO: T-C (Town Center) on 20.73 acres adjacent to the southwest corner of Dorrell Lane and Cimarron Road (APN: 125-21-202-002 and 003), PROPOSED USE: COMMERCIAL, Ward 6 (Mack).

C.C.: 06/04/03

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

1

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

McSWAIN – APPROVED subject to conditions with GALATI and GOYNES excused

To be heard by the City Council on 6/4/03

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

GARY LEOBOLD, Planning and Development Department, stated that this request for rezoning is conducive with the City's objective to have all sites within Town Center zoned T-C to meet the intent of the district. MR. LEOBOLD concluded that prior to the development, the applicant will be required to submit a separate site development review at a public hearing.

DICK BOMEIHER, 8275 South Eastern Avenue, appeared on behalf of the applicants along with JACK SOMMER, 2810 West Charleston, the applicant. MR. SOMMER explained that he is

requesting approval of the rezoning and would at a later date request a design review of the proposed project.

PLANNING COMMISSION MEETING OF MAY 8, 2003
Planning and Development Department
Item 19 – ZON-2123

MINUTES – Continued:

JULIE SLEIGER, 8133 Danaides Court, asked what the applicant intends to build on the property. MR. SOMMERS explained that he intends to build a neighborhood center with single story garden offices along the northern portion of the property. CHAIRMAN TRUESDELL clarified that a number of uses would be permitted if the rezoning request is approved. He assured MS. SLEIGER that the applicant would submit design plans at a public hearing and the neighbors should be able to participate in discussions pertaining to any anticipated development.

JOAN HARPER, 8016 West Hesperides Avenue, asked if Hesperides Avenue is the location where the buffer is planned. MR. SOMMER replied affirmatively.

No one appeared in opposition.

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.
(7:27 – 7:28)

1-3077

CONDITIONS:

Planning and Development

1. A Site Development Plan Review application approved by the Planning Commission and City Council prior to issuance of any permits, any site grading, and all development activity for the site.

Public Works

2. Dedicate appropriate right-of-way for a total width of 90 feet for Sky Pointe Drive.
3. Coordinate with the City Surveyor to determine whether a Reversionary Map is necessary; if such reversionary map is required, it shall record prior to the issuance of any building permits for this site.
4. Construct, per Town Center Standards, full width street improvements on Sky Pointe Drive adjacent to this site concurrent with development of this site. Also construct, per Town Center Standards, all incomplete half-street improvements on Cimarron Road adjacent to this site concurrent with development of this site. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system concurrent with development of

this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.

PLANNING COMMISSION MEETING OF MAY 8, 2003
Planning and Development Department
Item 19 – ZON-2123

CONDITIONS – Continued:

5. Remove all substandard public street improvements adjacent to this site, if any, and replace with new improvements meeting current City Standards concurrent with development of this site.
6. Extend public sewer in Sky Pointe Drive to the north edge of this site, to a location, depth and alignment acceptable to the City Engineer. All required public sewer easements necessary to connect this site to the existing public sewer system shall be provided to the City prior to City approval of sewer construction plans, or the issuance of any offsite permits.
7. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the submittal of any construction drawings or issuance of any building or grading permits. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine area traffic mitigation contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits for this site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

PLANNING COMMISSION MEETING OF MAY 8, 2003
Planning and Development Department
Item 19 – ZON-2123

CONDITIONS – Continued:

8. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, or the recordation of a Map subdividing this site, whichever may occur first, if allowed by the City Engineer.
9. An Encroachment Permit from the Nevada Department of Transportation must be obtained for all improvements in the Sky Pointe Drive public right-of-way.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: MAY 8, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

VAR-2121 - VIRGINIA FREHNER TRUST - Request for a Variance TO ALLOW A PROPOSED DETACHED ACCESSORY STRUCTURE (22.5 FEET) TO EXCEED THE HEIGHT OF THE PRINCIPAL BUILDING (14.5 FEET) on property located at 5025 North Tomsik Street (APN: 125-33-306-003), R-E (Residence Estates) Zone, Ward 6 (Mack).

P.C. FINAL ACTION

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends DENIAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

McSWAIN – APPROVED subject to conditions – **UNANIMOUS** with **GALATI** and **GOYNES** excused

This is Final Action.

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

GARY LEOBOLD, Planning and Development Department, explained that the location of the proposed structure is between the house and the pool deck and a barn structure to the rear. He stated that staff recommends denial as there is nothing other than personal reasons for the request for the variance.

VIRGINIA FREHNER, 5025 North Tomsik Street, the applicant, explained that she has received no protests from neighbors and the main intent for the structure is to provide a garage for her four-wheelers and her recreation vehicle.

PLANNING COMMISSION MEETING OF MAY 8, 2003
Planning and Development Department
Item 20 – VAR-2121

MINUTES – Continued:

No one appeared in opposition.

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

(7:26 – 7:33)

1-3470

CONDITIONS:

Planning and Development

1. This Variance shall expire two years from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: MAY 8, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

VAR-2122 - RICHARD GROVE AND BARBARA GARCIA-GROVE - Request for a Variance TO ALLOW A PROPOSED 15-FOOT SEVEN INCH FRONT YARD SETBACK WHERE 30 FEET IS THE MINIMUM REQUIRED AND A 30-FOOT REAR YARD SETBACK WHERE 35 FEET IS THE MINIMUM REQUIRED on 0.48 acres located at 7885 Rockwind Court (APN: 163-04-813-001), R-E (Residence Estates) Zone, PROPOSED USE: SINGLE-FAMILY RESIDENCE, Ward 1 (M. McDonald).

P.C. FINAL ACTION

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

1

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends DENIAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

McSWAIN – APPROVED subject to conditions – UNANIMOUS with GALATI and GOYNES excused

This is Final Action.

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

GARY LEOBOLD, Planning and Development Department, explained that the location of this planned development is within the Via Olivero Springs subdivision and that association requires a minimum living area of 3200 square feet. Due to misinterpretation of the drawings, the applicant will only require a variance for the 30-foot front setback down to 19 feet.

RICHARD GROVE, 9421 Crown Vista Lane, the applicant, stated he has revised the site plan numerous times.

PLANNING COMMISSION MEETING OF MAY 8, 2003
Planning and Development Department
Item 21 – VAR-2122

CONDITIONS – Continued:

Replying to CHAIRMAN TRUESDELL, MR. GROVE stated that there are two other adjacent residences that required the variance for the front and rear setbacks. MR. GROVE, responding to COMMISSIONER McSWAIN'S query, stated that he would have no problem complying with staff's conditions.

No one appeared in opposition.

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

(7:33 – 7:36)

1-3789

CONDITIONS:

Planning and Development

1. This Variance shall expire two years from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.
2. The setbacks for this lot shall be 19 feet in the front yard from the edge of the private street, 10 feet to the dwelling on each side yard, and 30 feet in the rear yard.

Public Works

3. The distance from the face of the garage door to the back of sidewalk (or curb, if no sidewalk is proposed) shall be a minimum distance of 18 feet to prevent a car in the driveway from encroaching into the vehicular or pedestrian travel corridor.
4. Site Development to comply with all applicable conditions of approval for the Via Olivero Springs subdivision and all other site-related actions.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: MAY 8, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

SUP-2041 - SECOND BAPTIST CHURCH, INC. ON BEHALF OF THE ALLIANCE COLLEGIUMS ASSOCIATION OF NEVADA - Request for a Special Use Permit FOR A CRIMINAL HALFWAY HOUSE (FOR SIX BEDS) on 0.16 acres located at 1111 and 1113 E Street (APN: 139-27-210-053 and 026), R-4 (High Density Residential) Zone, Ward 5 (Weekly).

C.C.: 06/04/03 - IF DENIED: P.C.: FINAL ACTION (Unless appealed within 10 days)

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

2

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

RECOMMENDATION:

Staff recommends DENIAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

McSWAIN – DENIED – UNANIMOUS with GALATI and GOYNES excused

This is Final Action.

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

GARY LEOBOLD, Planning and Development Department, explained that the special use permit is to allow for the conversion of two duplexes, which staff feels is inappropriate and too intense compared to existing development in the area. MR. LEOBOLD also referenced the location of the parking and the applicant's request to waive all landscaping.

PLANNING COMMISSION MEETING OF MAY 8, 2003
Planning and Development Department
Item 22 – SUP-2041

MINUTES – Continued:

DEACON JESSIE ROGERS, 500 West Madison Avenue, appeared on behalf of Second Baptist Church and for the record clarified that this parcel will be leased and the program run by the Alliance Collegiums Association of Nevada

REVEREND McTHERON JONES, the applicant, stated that he had met with COUNCILMAN LAWRENCE WEEKLY and while there a phone call was made to correct the existing signage that referred to this program and facility as a Criminal Halfway House. MR. JONES was quite thorough in explaining the intent of the program and its affiliation with Ridge House as well the avenues they have pursued in order to obtain federal funding for this comprehensive pre-release program. REVEREND JONES emphasized programs such as these would greatly reduce crime and homelessness. He stated that staff delegated to supervise these individuals are trained and available 24 hours, 7 days a week.

SHARLEEN ROGERS, 2511 Natalie Avenue, expressed her concern regarding this request as she owns two apartment complexes and feels it will cause her tenants to move once they discover this development is planned for a criminal halfway house.

VICE CHAIRMAN QUINN questioned the criteria for determining how inmates are recruited for the halfway house. REVEREND JONES replied that intake counselors interview potential candidates and perform assessments that eliminate the hard-core criminals.

COMMISSIONER NIGRO asked if staff feels that this use is too intense for this area would there be a recommendation for an alternate site. MR. LEOPOLD replied that the use requires a special use permit and these considerations are reviewed on a case-by-case basis. COMMISSIONER EVANS commented that despite the concept, he felt that there would still be a number of inmates who end up right back in prison. COMMISSIONER NIGRO stated that in reviewing the code, this use is allowed in R-3, R-4, R-5, C-2 and C-M, and he did not agree that this particular use should be allowed in either C-2 or C-M specifically because of the potential impact it would have on residential. MR. LEOBOLD agreed that the R-3 to R-5 would be more appropriate and stated that this type of use would be better suited in an area that can withstand the introduction of this type of use without negative impact. MR. LEOBOLD added that if the applicant complied with the conditions, in particular, the landscaping and buffering, it could reduce some of the potential impacts that are perceived.

COMMISSIONER McSWAIN commented that at the very least, the applicant should make every effort to contribute aesthetically to the enhancement of the neighborhood and with the City's attempt to encourage residential investments, this particular type of use would definitely offset that attempt.

PLANNING COMMISSION MEETING OF MAY 8, 2003
Planning and Development Department
Item 22 – SUP-2041

MINUTES – Continued:

CHAIRMAN TRUESDELL inquired whether the Alliance Collegiums Association plans to institute more facilities. REVEREND JONES replied affirmatively. CHAIRMAN TRUESDELL, in explaining his position regarding the halfway house, could not understand why the applicant would opt to waive such amenities that would create a good-citizens environment, or a family or home environment.

REVEREND JONES asked if the Commission was aware of other transitional homes being built in the area. MARGO WHEELER, Planning Manager, Planning and Development Department, explained that there is a 1500 feet from other of this same type of facility requirement. She further clarified that the subject use is defined as Halfway House-Criminal and within the 1500 foot separation, there are no other similar uses in the area.

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

NOTE: All discussion for Item 22 [SUP-2041] and Item 23 [SDR-2040] was held under Item 22 [SUP-2041].

(7:36 – 8:11)

2-209

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: MAY 8, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

SDR-2040 - SECOND BAPTIST CHURCH, INC. ON BEHALF OF THE ALLIANCE COLLEGIUMS ASSOCIATION OF NEVADA - Request for a Site Development Plan Review and Waivers of the parking and perimeter landscaping requirements and Commercial Development Standards FOR A PROPOSED 1,632 SQUARE-FOOT CRIMINAL HALFWAY HOUSE on 0.34 acres located at 1111 and 1113 E Street (APN: 139-27-210-053 and 026), R-4 (High Density Residential) Zone, Ward 5 (Weekly).

C.C.: 06/04/03

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

2

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

RECOMMENDATION:

Staff recommends DENIAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

McSWAIN – DENIED – UNANIMOUS with GALATI and GOYNES excused

To be heard by the City Council on 6/4/03.

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

There was no further discussion.

NOTE: All discussion for Item 22 [SUP-2041] and Item 23 [SDR-2040] was held under Item 22 [SUP-2041].

(7:36 – 8:11)

2-209

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: MAY 8, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

SUP-2081 - PAN PACIFIC DEVELOPMENT CHEYENNE COMMONS ON BEHALF OF ENHUA CHEN - Request for a Special Use Permit FOR A RESTAURANT SERVICE BAR and a Waiver of the minimum distance requirement from a protected use (Religious Facility) on property located at 3059 North Rainbow Boulevard (APN: 138-15-502-006), C-1 (Limited Commercial) Zone, Ward 6 (Mack).

C.C.: 06/04/03 - IF DENIED: P.C.: FINAL ACTION (Unless appealed within 10 days)

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

McSWAIN – APPROVED subject to conditions – UNANIMOUS with GALATI and GOYNES excused

To be heard by the City Council on 6/4/03

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

GARY LEOBOLD, Planning and Development Department, briefly summarized the special use permit request and the request for a waiver of the distance requirement from a protected use. He noted that the distance of the restaurant service bar is located approximately 1100 feet from the church and because of the distance of the actual use and being located within a large shopping center, staff recommended approval of the use permit and the waiver.

PLANNING COMMISSION MEETING OF MAY 8, 2003
Planning and Development Department
Item 24 – SUP-2081

MINUTES – Continued:

STEPHANIE CHEN, 3059 North Rainbow Boulevard, requested approval.

No one appeared in opposition.

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

(8:11 – 8:13)

2-1363

CONDITIONS:

Planning and Development

1. Conformance to all Minimum Requirements under Title 19.04.050 for the Restaurant Service Bar use.
2. Conformance to the Conditions of Approval for Rezoning (Z-0114-89) and Site Development Plan Review [Z-0114-89(2)].
3. This Special Use Permit shall expire one year from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.
4. All City Code requirements and design standards of all City departments must be satisfied.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: MAY 8, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

SUP-2132 - TJP/WEINER FAMILY TRUST ON BEHALF OF TAMMY DO PINEYRO -

Request for a Special Use Permit FOR SECONDHAND SALES of clothing, accessories and small household items on a portion of 1.36 acres on property located at 2101 South Decatur Boulevard, Suite 22 (APN: 163-01-708-003), C-2 (General Commercial) Zone, Ward 1 (M. McDonald).

C.C.: 06/04/03 - IF DENIED: P.C.: FINAL ACTION (Unless appealed within 10 days)

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

QUINN- APPROVED subject to conditions – UNANIMOUS with GALATI and GOYNES excused

To be heard by the City Council on 6/4/03

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

GARY LEOBOLD, Planning and Development Department, briefly described the applicant's proposed use within an existing shopping center. The use conforms to City regulations and staff has recommended approval.

TAMMY DO PINEYRO, 2101 South Decatur Boulevard, asked for approval of the Special Use Permit. She affirmed that she and the landlord have reviewed the conditions and concurs with staff's recommendations.

PLANNING COMMISSION MEETING OF MAY 8, 2003
Planning and Development Department
Item 25 – SUP-2132

MINUTES – Continued:

No one appeared in opposition.

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

(8:13 – 8:15)

2-1414

CONDITIONS:

Planning and Development

1. If this Special Use Permit is not exercised within one year after the approval, the Special Use Permit shall be void unless an Extension of Time is granted by the City Council.
2. No outdoor display, sales or storage of any merchandise is permitted.
3. The use shall comply with the applicable requirements of Title 6 (Business Taxes, Licenses and Regulations) of the Las Vegas Municipal Code.
4. All City Code requirements and design standards of all City departments must be satisfied.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: MAY 8, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

SDR-2134 - MARK AND SHARON GENTILE, ET AL - Request for a Site Development Plan Review and a Waiver of the perimeter and parking lot landscape requirements and the trash enclosure distance requirement FOR A PROPOSED 5,890 SQUARE FOOT OFFICE CONVERSION AND ADDITION on 0.41 acres located on property at 2012 Hamilton Lane (APN: 139-33-301-012), PD (Planned Development) Zone, Ward 5 (Weekly).

C.C.: 06/04/03

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

QUINN– APPROVED subject to conditions – UNANIMOUS with GALATI and GOYNES excused

To be heard by the City Council on 6/4/03

NOTE: COMMISSIONER NIGRO disclosed that ATTORNEY AMICK’S law firm has represented him in a previous zoning item in Henderson; however, that action has been completed and he felt it would not impair his ability to vote on this item.

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

GARY LEOBOLD, Planning and Development Department, briefly summarized this request and stated it complies with the Medical District Plan. He noted that the initial site plan had some areas of concern

subsequently, the applicant revised the site plan and it now complies with the requirements of the Medical District.

PLANNING COMMISSION MEETING OF MAY 8, 2003
Planning and Development Department
Item 26 – SDR-2134

MINUTES – Continued:

ATTORNEY TOM AMICK, 3800 Howard Hughes Parkway, appeared on behalf of the applicant and concurred with staff's recommendations. For the record, he noted staff's concurrence pertaining to the architectural pop-outs on the building that slightly encroach into the 5-foot setback.

No one appeared in opposition.

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

(8:15)

2-1520

CONDITIONS:

Planning and Development

1. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
2. All development shall be in conformance with the site plan, landscape plan and building elevations, except as amended by conditions herein.
3. The site/landscape plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a building permit, to reflect conformance to the streetscape and landscape standards for Type B Streetscape on Hamilton Lane, per the Las Vegas Medical District Plan. All other landscaping is required to meet Title 19.12 standards and the Las Vegas Urban Design Guidelines and Standards.
4. The trash enclosure shall meet minimum standards set forth in the Las Vegas Medical District, which include screening from public view on three sides by a solid six-foot tall decorative wall, on the fourth side by a solid gate not less than five feet in height and shall have a roof.
5. Per the Las Vegas Medical District Plan, all signs shall conform to standards set forth in Title 19.14 for the P-R (Professional Office and Parking), N-S (Neighborhood Service) and O (Office) zoning districts.

PLANNING COMMISSION MEETING OF MAY 8, 2003
Planning and Development Department
Item 26 – SDR-2134

CONDITIONS – Continued:

6. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner. [Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.]
7. A landscaping plan must be submitted prior to or at the same time application is made for a building permit.
8. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
9. Parking lot lighting standards shall be no more than 15 feet in height and shall utilize ‘shoe-box’ fixtures and downward-directed lights. Wallpack lighting shall utilize ‘shoe-box’ fixtures and downward-directed lights on the proposed building. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
10. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Title 19.12.050.
11. Any property line wall shall be a decorative block wall, with at least 20 percent contrasting materials. Wall heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated. Walls shall meet the minimum standards set forth in the Las Vegas Medical District plan.
12. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
13. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

14. Dedicate an additional 10.5 feet of right-of-way on Hamilton Lane, or dedicate an additional 5.5 feet of right-of-way and grant a 5 foot pedestrian walkway easement for the additional 10.5 feet adjacent to this site for Hamilton Lane prior to occupancy of this site. Coordinate with the Right-of-Way Section of the Department of Public Works for assistance in preparing the appropriate documents.

PLANNING COMMISSION MEETING OF MAY 8, 2003
Planning and Development Department
Item 26 – SDR-2134

CONDITIONS – Continued:

15. Construct half-street improvements in accordance with the Las Vegas Medical District Neighborhood Plan and all other applicable City of Las Vegas Standards on Hamilton Lane adjacent to this site concurrent with development. Some required improvements may be deferred at the discretion of the City Engineer provided a Covenant Running with Land agreement is recorded to ensure the future construction of these improvements. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.
16. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed driveway access, on site circulation and parking lot layout prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. Driveways shall be designed, located and constructed to meet the intent of Standard Drawing #222A.
17. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine area traffic mitigation contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits for this site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

Alternatively, in lieu of a Traffic Impact Analysis, the applicant may participate in a reasonable alternative mutually acceptable to the applicant and the Department of Public Works.

18. Site development to comply with all applicable conditions of approval for Z-20-97 and all other subsequent site-related actions.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: MAY 8, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

SDR-2269 - SIDER FAMILY PROPERTIES LIMITED PARTNERSHIP ON BEHALF OF LAWRENCE D ROUSE, LIMITED - Request for a Site Development Plan Review, Waivers of the Commercial Development Standards and a reduction in the amount of required perimeter landscaping FOR A PROPOSED 1,447 SQUARE FOOT OFFICE CONVERSION on 0.15 acres located on property at 523 South 8th Street (APN: 139-34-810-053), R-1 (Single-Family Residential) under Resolution of Intent to P-R (Professional Office and Parking) Zone, Ward 1 (M. McDonald).

C.C.: 06/04/03

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

NIGRO – APPROVED subject to conditions – UNANIMOUS with GALATI and GOYNES excused

To be heard by the City Council on 6/4/03

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

GARY LEOBOLD, Planning and Development Department, explained that the planned use is in compliance with the designation for the area. Because of the size of the parcel, there are a number of waivers requested pertaining to perimeter and parking lot landscaping, reduction in setback on the south side of the building, trash enclosure requirement, mechanical equipment screening and the buffer between the sidewalk and the building. Staff had no problems with the waivers and requested approval.

PLANNING COMMISSION MEETING OF MAY 8, 2003
Planning and Development Department
Item 27 – SDR-2269

MINUTES – Continued:

LAWRENCE and CAROLYN ROUSE, the applicants, agreed with staff's recommendations with one exception pertaining to the offsite improvements bordering Clark Avenue and Bonneville Avenue. He stated that there is an alleyway back of his property and adjacent are approximately seven other businesses. He inquired why those businesses had not previously been accountable for paving of the alleyway, although he was agreeable to a compromise, making some contribution to the cost of the alley improvements. MS. ROUSE subsequently learned that the City had acquired Federal funds to pave all of the alleys downtown as a means of dust control. MR. ROUSE stated that he would incur an enormous cost to pave the alley in addition to being an unfair burden having to solely bear all of the cost for improving all of the alley. CHRIS GIDDINGS, Century 21, appeared on behalf of the applicants. He concurred with MR. ROUSE stating further that with the City having obtained funds to do off site improvements, it makes no sense for his client to incur these additional expenses, only to have the alley way dug up.

BART ANDERSON, Public Works Department, confirmed that there are federal monies available to assist in dust control and he referenced a document that schedule rehab for the downtown area for the years 2001 through 2003. Thereafter, he could not confirm what has been scheduled for the subsequent years. MR. ANDERSON further explained that the condition for offsite improvements is standard and the City is requesting temporary paving, non-engineered to tie into the nearest paved street to stay in compliance with the dust regulations. MR. ANDERSON offered to continue to work with the applicants and stated that unless the applicants had documentation indicating when the alley way was scheduled to be paved, he would be required to ask for the improvements; therefore he recommended that the condition remain. MR. ANDERSON offered to take back to the Environmental Division the proposal that each business having access to the alleyway contribute to the cost of the paving.

No one appeared in opposition.

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

(8:15 – 8:40)

2-1658

CONDITIONS:

Planning and Development

1. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.

PLANNING COMMISSION MEETING OF MAY 8, 2003
Planning and Development Department
Item 27 – SDR-2269

CONDITIONS – Continued:

2. All development shall be in conformance with the site plan and building elevations, except as amended by conditions herein.
3. The site plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a building permit, to denote all rights-of-way, label all property lines, and provide all dimensions. In addition, a minimum five foot sidewalk shall abut the 90 degree parking spaces in the rear parking area. The van accessible parking space and accessible route shall be striped per Title 19 standards [Section 19.10(G)].
4. The front yard handicap-accessible walkway leading to the side ramp access shall be constructed of pavers, bricks, patterned concrete, or similar materials distinguishing it from other paved surfaces, in conformance with Commercial District Development Standards.
5. Provide information to the Planning and Development Department stating the location of garbage containers inside the building.
6. The elevations shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a building permit, to reflect additional architectural features (especially around windows) to enhance façade articulation.
7. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner. (Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.)
8. On-premise signage shall conform to the standards of Title 19.14 for a P-R (Professional Office and Parking) Zoning District, where applicable.
9. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Municipal Code Section 19.12.050.
10. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

11. If not installed at time of development, install alley paving adjacent to this site including extended paving to the nearest paved street.

12. Site development to comply with all applicable conditions of approval for Zoning Reclassification ZON-1507 and all other subsequent site-related actions.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: MAY 8, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

VAC-2105 - ASIAN DEVELOPMENT, LIMITED LIABILITY COMPANY - Petition to Vacate U.S. Government Patent Easements generally located adjacent to the northwest corner of Alexander Road and Cimarron Road, Ward 4 (Brown).

SET DATE: 05/21/03 C.C. 06/04/03

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

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City Council Meeting

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APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

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City Council Meeting

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RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

McSWAIN – APPROVED subject to conditions – UNANIMOUS with GALATI and GOYNES excused

To be heard by the City Council on 6/4/03

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

GARY LEOBOLD, Planning and Development Department, explained that this petition is in order, the lands are not currently in use, will not impact traffic and will not result in any land-locked parcels.

ERIC GIN, 6237 Cinnebar Ridge, concurred with staff's recommendations.

PLANNING COMMISSION MEETING OF MAY 8, 2003
Planning and Development Department
Item 28 – VAC-2105

MINUTES – Continued:

No one appeared in opposition.

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

(8:40 – 8:41)

2-2566

CONDITIONS:

1. This Petition of Relinquishment of Interest shall be revised to exclude those portions of Alexander Road and Cimarron Road as Public right-of-way.
2. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the vacation of these U.S. Government Patent Reservations, the vacation request shall be modified to conform to the approved Drainage Plan and Technical Drainage Study as required by the Department of Public Works.
3. If the Order of Vacation for VAC-2027 does not record prior to this Order of Vacation all interest in the Tomsik Street alignment must be retained.
4. Development of these sites shall comply with all applicable conditions of approval for ZON-2023, SDR-2031, VAC-2027, and all other subsequent site-related actions.
5. All development shall be in conformance with code requirements and design standards of all City departments.
6. Prior to the recordation of an Order of Relinquishment of Interest all public improvements, if any, adjacent to and in conflict with this vacation application are to be modified, as necessary, at the applicant's expense, or such modifications shall be guaranteed by provision of sufficient security for the performance thereof in accordance with the Subdivision Ordinance of the City of Las Vegas.

PLANNING COMMISSION MEETING OF MAY 8, 2003
Planning and Development Department
Item 28 – VAC-2105

CONDITIONS – Continued:

7. The Order of Relinquishment of Interest shall not be recorded until all of the above conditions have been met. City Staff is empowered to modify this application if necessary because of technical concerns or because of other related review actions as long as current City right-of-way requirements are still complied with and the intent of the vacation application is not changed. If applicable, a five-foot wide easement for public streetlight and fire hydrant purposes shall be retained on all vacation actions abutting public street corridors that will remain dedicated and available for public use. Also, if applicable and where needed, public easement corridors and sight visibility or other easements that would/should cross any right-of-way being vacated must be retained.
8. If the Order of Relinquishment of Interest is not recorded within one (1) year after approval by the City Council and the Planning and Development Director does not grant an Extension of Time, then approval will terminate and a new petition must be submitted.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: MAY 8, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

VAC-2133 - R & S EL CAPITAN, LIMITED LIABILITY COMPANY, ET AL ON BEHALF OF REAL HOMES BY CENTEX - Petition to Vacate a portion of Butler Street, generally located south of Racel Street, Ward 6 (Mack).

SET DATE: 05/21/03 C.C. 06/04/03

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

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APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

NIGRO – APPROVED subject to conditions – UNANIMOUS with McSWAIN abstaining because her firm has a contract with Centex and GALATI and GOYNES excused

To be heard by the City Council on 6/4/03

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

No one appeared in opposition.

PLANNING COMMISSION MEETING OF MAY 8, 2003
Planning and Development Department
Item 29 – VAC-2133

MINUTES – Continued:

There was no discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

NOTE: All discussion for Item 15 [ZON-2131], Item 16 [SDR-2135], and Item 29 [VAC-2133] was held under Item 15 [ZON-2131].

(7:12 – 7:17)

1-2619

CONDITIONS:

1. This Vacation must vacate the existing portion of Butler Street south of Racel Street adjacent to Assessor's Parcel Numbers 125-09-401-007, 125-09-401-011, and 125-09-401-014; including the right-of-way indicated as Assessor's Parcel Number 125-09-401-013.
2. Final Maps for all parcels impacted by this Vacation Application shall record concurrently with the Order of Vacation.
3. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the recordation of the Order of Vacation for this application. Appropriate drainage easements shall be reserved if recommended by the approved Drainage Plan/Study. The Drainage Study required by ZON-2131 or ZON-1718 may be used to satisfy this requirement if addressed.
4. All public improvements, if any, adjacent to and in conflict with this vacation application are to be modified, as necessary, at the applicant's expense prior to the recordation of an Order of Vacation.
5. Reservation of easements for the facilities of the various utility companies together with reasonable ingress thereto and egress therefrom shall be provided if required.
6. All development shall be in conformance with code requirements and design standards of all City departments.

PLANNING COMMISSION MEETING OF MAY 8, 2003
Planning and Development Department
Item 29 – VAC-2133

MINUTES – Continued:

7. The Order of Vacation shall not be recorded until all of the above conditions have been met, provided however, that modification of public improvements may be fulfilled for purposes of recordation by providing sufficient security for the performance thereof in accordance with the Subdivision Ordinance of the City of Las Vegas. City Staff is empowered to modify this application if necessary because of technical concerns or because of other related review actions as long as current City right-of-way requirements are still complied with and the intent of the vacation application is not changed. If applicable, a five foot wide easement for public streetlight and fire hydrant purposes shall be retained on all vacation actions abutting public street corridors that will remain dedicated and available for public use. Also, if applicable and where needed, public easement corridors and sight visibility or other easements that would/should cross any right-of-way being vacated must be retained.
8. If the Order of Vacation is not recorded within one (1) year after approval by the City Council and the Planning and Development Director does not grant an Extension of Time, then approval will terminate and a new petition must be submitted.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: MAY 8, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

SDR-2086 - PAN PACIFIC DEVELOPMENT CHEYENNE COMMONS ON BEHALF OF WAL-MART - Request for a Site Development Plan Review FOR A PROPOSED 10,296 SQUARE FOOT STOCK ROOM ADDITION TO AN EXISTING 118,902 SQUARE-FOOT RETAIL STORE (WAL-MART) on 32.53 acres located at 3041 N. Rainbow Boulevard (APN: 138-15-502-006), C-1 (Limited Commercial) Zone, Ward 6 (Mack).

P.C. FINAL ACTION

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

NIGRO – APPROVED subject to conditions – Motion carried with McSWAIN abstaining because her firm is working on a Wal-Mart at another location and has not completed the project and GALATI and GOYNES excused

This is Final Action.

MINUTES:

GARY LEOBOLD, Planning and Development Department, explained that this request proposes to increase the existing floor area by 9 per cent. Staff has no concerns and recommended approval.

PLANNING COMMISSION MEETING OF MAY 8, 2003
Planning and Development Department
Item 30 – SDR-2086

MINUTES – Continued:

SCOTT PEARCE, 211 North Record Street, appeared on behalf of the applicant and concurred with all conditions.

No one appeared in opposition.

There was no further discussion.

(8:41
2-2617

CONDITIONS:

Planning and Development

1. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
2. All development shall be in conformance with the site plan and building elevations, except as amended by conditions herein.
3. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
4. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

5. An addendum to the previously approved Drainage Plan and Technical Drainage Study or other acceptable information must be submitted to and approved by the Department of Public Works prior to the issuance of any grading or building permits or submittal of any construction drawings, whichever may occur first. Provide and improve all drainageways as recommended in the approved drainage plan/study.
6. Site development to comply with all applicable conditions of approval for Zoning Reclassification Z-114-89 and all other subsequent site-related actions.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: MAY 8, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

TXT-2088 - CITY OF LAS VEGAS - Discussion and possible action to amend the Town Center Development Standards to permit Hotels, Motels, Inns, and Resorts in SC-TC (Service Commercial-Town Center) districts; permit Medical and Scientific Research Labs in GC-TC (General Commercial-Town Center) districts; and amend specific landscaping and parking lot standards in Town Center Ward 6(Mack).

THIS WILL BE SENT TO CITY COUNCIL IN ORDINANCE FORM

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

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APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

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RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

QUINN- ABEYANCE to 5/22/2003 Planning Commission meeting – UNANIMOUS with GALATI and GOYNES excused

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development Department, recommended abeyance of this item to 5/22/2003.

No one appeared in opposition.

There was no discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

(6:10 – 6:11)
1-237

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: MAY 8, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

TXT-2198 - CITY OF LAS VEGAS - Discussion and possible action to amend Title 7, Chapter 38 of the Municipal Code of the City of Las Vegas to establish parameters for the keeping of carrier or racing pigeons within the City.

THIS WILL BE SENT TO CITY COUNCIL IN ORDINANCE FORM

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

NIGRO – APPROVED subject to conditions – Motion carried with EVANS and McSWAIN voting No and GALATI and GOYNES excused

To be forwarded to the City Council in Ordinance form.

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development Department, gave a brief summary of the request to amend Title 7, Chapter 38 of the Municipal Code. The purpose of this amendment is to establish the parameters for the keeping of carrier and racing pigeons within the City.

COMMISSION EVANS inquired as to what might have prompted the City to consider such an amendment. MR. CLAPSADDLE explained that an ordinance had already been instituted and requires the Commission's review and approval to require a special use permit for this purpose. He further clarified that this would provide the appropriate language relating to confinement of birds as far as

upkeep and maintenance, establish the maximum amount of birds allowed and provide the definition of carrier and racing pigeons.

PLANNING COMMISSION MEETING OF MAY 8, 2003
Planning and Development Department
Item 32 – TXT-2198

MINUTES – Continued:

MARGO WHEELER, Planning Manager, Planning and Development Department, responding to COMMISSIONER EVANS' concerns, affirmed that there have been past instances and she knows of other Cities that have as part of their zoning code, established this type of requirement because of the number of birds that are allowed on any given lot. She compared this to ordinances pertaining, to dogs, cats, hogs, horses, etc.

COMMISSIONER McSWAIN concurred with COMMISSIONER EVANS statements. COMMISSIONER NIGRO stated that he did not have a problem supporting the amendment.

No one appeared in opposition.

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

(8:42 – 8:51)

2-2685

CONDITIONS:

1. Amend Title 19.04.010 to add a new row pertaining to the use “Keeping of Carrier or Racing Pigeons” as follows:

U	R-A	R-E	R-D	R-1	R-CL	R-2	R-3	R-4	R-5	R-MH	R-MHP	RURAL & ANIMAL RELATED
<u>S</u>	<u>S</u>	<u>S</u>	<u>S</u>									Keeping of Carrier or Racing Pigeons

2. Adding thereto at the appropriate location the following term and its corresponding definition:

“Keeping of Carrier or Racing Pigeons” means the keeping of pigeons that are bred and kept for the purpose of demonstration or racing, are registered with a national pigeon registry or organization, and are identified as to ownership and registration by a stamp or a band.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: MAY 8, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

TXT-2054 - CITY OF LAS VEGAS - Discussion and possible to action to amend Title 19 to create a definition, standards and requirements for medical office, labs, and counseling uses including Court-Related Substance Abuse Counseling Facilities.

THIS WILL BE SENT TO CITY COUNCIL IN ORDINANCE FORM

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

McSWAIN – Approved subject to conditions – UNANIMOUS with GALATI and GOYNES excused

To be forwarded to the City Council in Ordinance form.

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

MARGO WHEELER, Planning Manager, Planning and Development Department, explained this item, referencing the backup that establishes existing classifications with staff's proposal to establish four categories. Two of those categories would be newly incorporated into the code. She stressed that the recommended changes would clarify the individual uses, differentiate between the uses and classify them in the appropriate zoning categories.

CONNIE SPANGLER, 4008 Fulton Place, lives adjacent to the Choices Group that was zoned under the existing text policies. She questioned whether Withdrawal Management facilities would be allowed

in the C-2 zone. ROBERT GENZER, Director of Planning and Development Department, clarified it would only be allowed with a special use permit.

PLANNING COMMISSION MEETING OF MAY 8, 2003
Planning and Development Department
Item 33 – TXT-2054

MINUTES – Continued:

MS. SPANGLER went on to state that because of the close proximity to the Choices Group facility, her neighborhood has encountered numerous problems with auto theft, home invasion, identity theft, burglaries, etc. She strongly believed that had the text amendment been established prior to the Choices Group application, they would not have been approved for this residential area. She urged approval of the text amendment.

CHAIRMAN TRUESDELL asked about companies that dispense experimental drugs. He stated that he was not comfortable with defining each medical use. MS. WHEELER, referring to the table of existing and proposed uses, explained how each code and zoning designation was created.

No one appeared in opposition.

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.
(8:51 – 9:01)

2-3460

CONDITIONS:

Title 19 changes proposed:

- Delete:
Special Care Facility definition and land use table
Medical Office definition and land use table
- Amend:
Withdrawal Management Facility definition and land use table
Medical or Scientific Research Laboratory definition and land use table
- Add:
Psychology Practice definition and land use table.



PLANNING COMMISSION AGENDA
PLANNING COMMISSION MEETING OF: MAY 8, 2003

CITIZENS PARTICIPATION:

ITEMS RAISED UNDER THIS PORTION OF THE PLANNING COMMISSION AGENDA CANNOT BE ACTED UPON BY THE PLANNING COMMISSION UNTIL THE NOTICE PROVISIONS OF THE OPEN MEETING LAW HAVE BEEN COMPLIED WITH. THEREFORE, ACTION ON SUCH ITEMS WILL HAVE TO BE CONSIDERED AT A LATER TIME.

MINUTES:

None

MEETING ADJOURNED AT 9:01 P.M.

Respectfully submitted:

ANGELA CROLLI, DEPUTY CITY CLERK

DEENY ARAUJO, DEPUTY CITY CLERK